

NOTICE OF APPLICATION AND IMPENDING DECISION

JAC 60th Short Plat
(STP-009877-2021)

Application and Project Description:

On October 18, 2021, Lee Michaelis submitted, on behalf of Patrick Crosby, an application for a three-lot short plat on approximately 0.60 acres (26,003 square feet). The applicant proposes utilizing lot size averaging to create the lots. Lot 1 will be approximately 7,600 sf, Lot 2 will be approximately 9,250 sf, and Lot 3 will be approximately 8,353 square feet. The proposal also includes an 800 square foot right-of-way dedication to widen 60th Ave W. The proposed short plat includes an access easement over Lots 1 and 2 to access Lot 3 (and the two lots to the north also owned by Mr. Crosby). The site is zoned RS-8 and the application was deemed complete on November 22, 2021.

Location: The property is located at 16706 60th Ave W, Lynnwood (Parcel ID: 00513100011106)

Preliminary Short Plat Approval: The proposal will be reviewed for compliance with City of Lynnwood and Washington State requirements for short plat subdivisions. The Mayor of Lynnwood will then make a determination to grant or deny preliminary approval. The Mayor's decision will be publicly noticed by posting on the project site and in the *Everett Herald* newspaper. No public hearing will be held unless the Mayor's decision is appealed. This project requires short plat approval and all associated development permits.

Other Permits Required:

Future permits may include civil, grading, building, mechanical, and electrical permits.

Contact and Comments:

The file on this project is maintained in the Development and Business Services office and is available for review by contacting the assigned planner. If you have questions or wish to view file documents please contact Kirk Rappe, AICP, Associate Planner, at (425) 670-5408 or krappe@lynnwoodwa.gov. Please reference the JAC 60th Short Plat when making contact.

Comments concerning this project should be made in writing and mailed to the City of Lynnwood Development and Business Services office or emailed to the contact above. Comments must be received by **Wednesday, December 8, 2021**. Only those persons who provide written comments in accordance with LMC 1.35.333 may appeal the decision.

Date of this Notice: November 24, 20201

COMMENT PERIOD ENDS: December 8, 2021

(425) 670-5408

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED
BY ANY UNAUTHORIZED PERSON**

Vicinity Map

